

**205 TURNER AVE.
BERTHOUD, CO 80531**

**MASSIVE ELECTRIC
CAPACITY**

**NEWLY REMODELED
OFFICES**

NEW LED LIGHTING

FOR LEASE OR SALE



Space
Available

5,610 SF

Lease Rate:

\$10.00/SF NNN

NNN Rate:

\$3.25/SF

Sale Price:

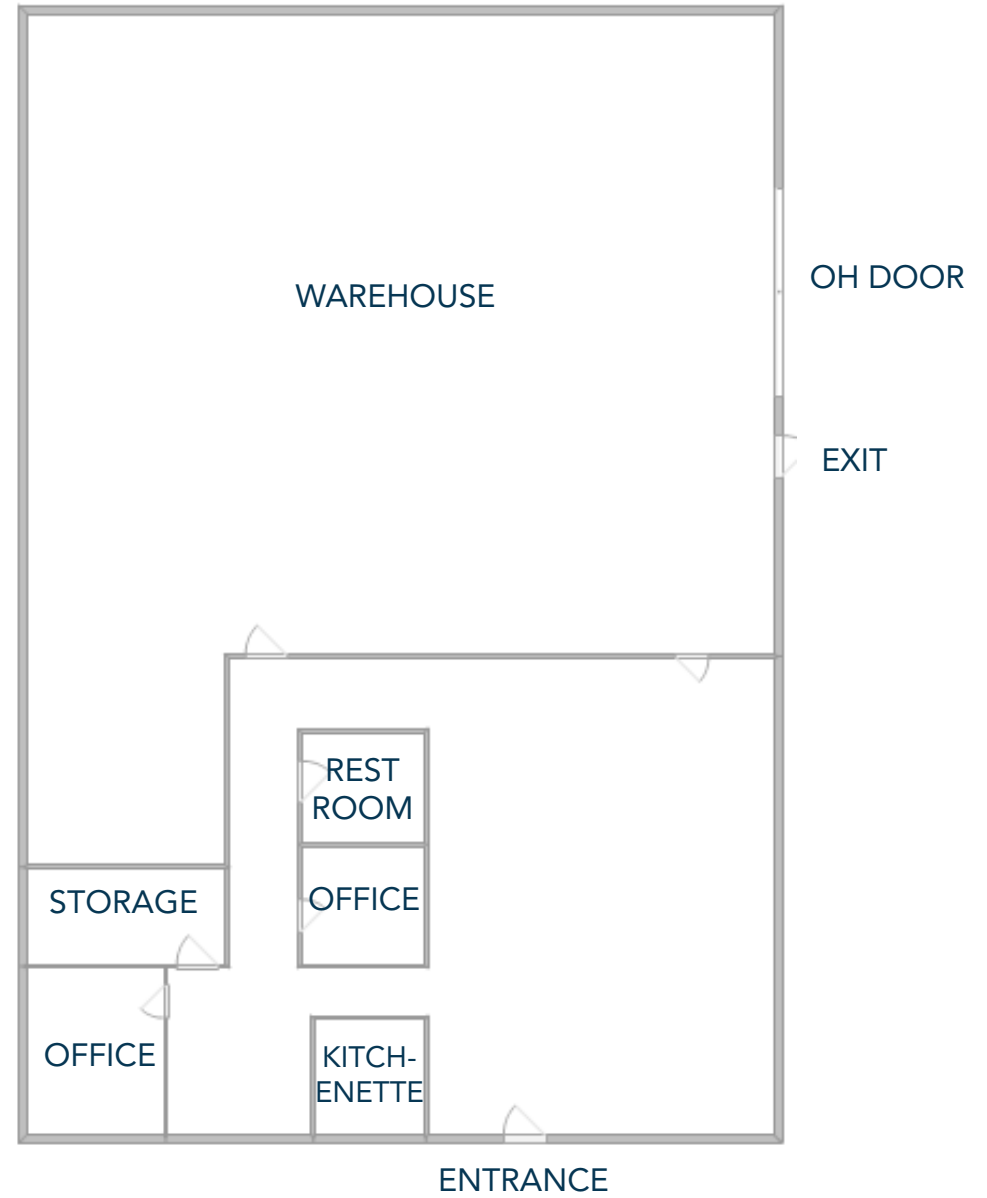
\$750,000
(\$133.68/SF)

LARGE INDUSTRIAL PROPERTY AVAILABLE FOR LEASE IN CENTRAL BERTHOUD

- Property is centrally located in Berthoud near the intersection of Mountain Ave (CR8) and 1st St
- Features large warehouse space, 2+ offices, (1) 12 ' overhead door, private restroom and secure storage
- Electric: 3-phase 800AMP 480v with transformer
- Zoning: M2 (Industrial District)



PROPERTY INFORMATION



PROPERTY PHOTOS



AREA MAP



CONTACT: Brian Smerud • 970-415-0538 • bsmerud@waypointRE.com
David Katz • 970-481-5808 • dkatz@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com

